

March 16, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04PR0263

IDI
(CARMAX)

Midlothian Magisterial District
Midlothian Turnpike and Murray Olds Drive

REQUEST: Landscape plan approval for the proposed Carmax front sales lot as required by Condition 5 of zoning Case 84S079.

RECOMMENDATION

Staff recommends approval of the landscape plan with the following conditions:

CONDITIONS

1. Remove the six (6) evergreens from Midlothian Turnpike setback.
2. Change the Athena Elm trees along Midlothian Turnpike to an approved small maturing shade tree.
3. Add one (1) Thornless Honeylocust tree to the area at the northeastern corner of the sales lot.
4. Two (2) additional small maturing shade trees shall be planted in the setback. These may be planted in line with the other small trees or in the right of way on either side of the existing western most maple tree (VDOT permit required.)

GENERAL INFORMATION

Associated Public Hearing Cases:

84S079 – Murray Oldsmobile Company
85S012 – Archie K. McLellan, Jr.
86S122 – Murray Oldsmobile, Inc.
88SN0195 – Pearson's Enterprises Retirement Trust
90SN0295 – Pence Nissan

Developer:

IDI (CARMAX) - Duval Development

Design Consultant:

A.E.S. Consulting Engineers

Location:

Located in the southeast quadrant of the intersection of Midlothian Turnpike and Murray Olds Drive. Tax ID 739-708-Part of 0127 (Sheet 6).

Existing Zoning and Land Use:

C-3; Motor Vehicle sales storage lot

Size:

2.18 acres

Adjacent Zoning and Land Use:

North - C-3 with Conditions; Commercial
South - C-3 with Conditions; Vacant
East - C-5; Automobile Sales
West - C-3 with Conditions; Automobile Sales

BACKGROUND

The conditions from zoning Cases 84S079 are listed below:

Zoning Case 87S016 Condition 5:

“An overall site landscaping plan shall be submitted to the Planning Commission for approval in conjunction with schematic plan review for each site. This landscaping plan shall be for all landscaped areas shown on the plan, plus the landscaping required in Conditions 3 and 4 and the islands within parking areas for the purpose of dividing the expanse of pavement.”

Zoning Case 84S079 Condition 3:

“Within the fifty (50) foot setback along Midlothian Turnpike, ornamental trees and shrubs shall be planted. This landscaping shall not be within the sewer and water easements. The Planning Commission may reduce the setback to twenty-five (25) feet if, at the time of schematic plan review, detailed grading and landscaping plans are submitted which insure the ability to properly maintain utility lines and minimize the visibility of the parking areas.

Zoning Case 84S079 Condition 4:

This condition refers to a fifty (50) foot buffer at the southeastern property line of the Oldsmobile dealership site and is not pertinent to this case.

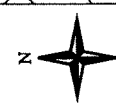
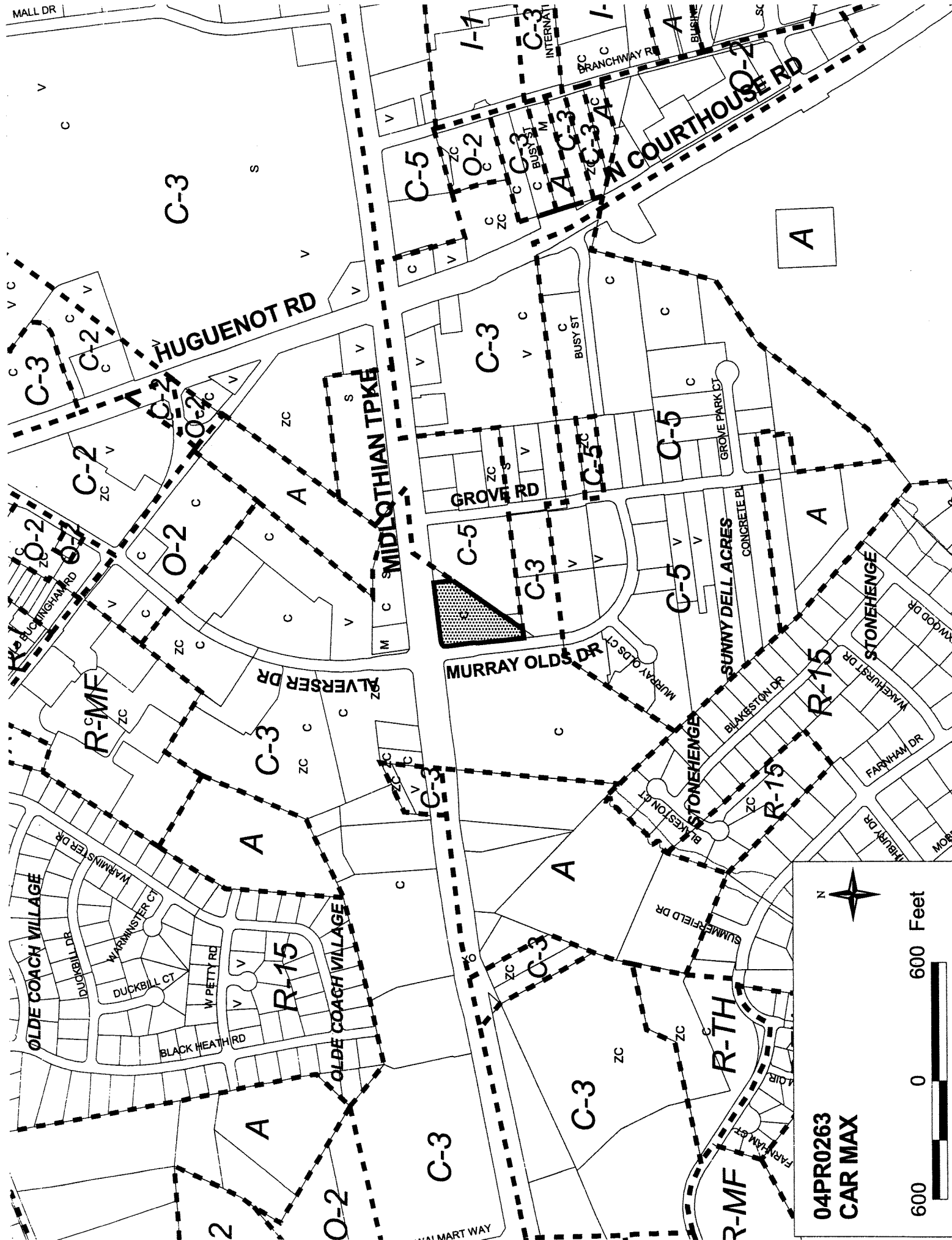
This portion of the Murray Olds site was not developed at the time of the principle dealership. Approval for this expanded sales lot was granted in conjunction with the approval for the new Pence Oldsmobile building, a westward expansion of the existing Murray Olds site. A landscape plan was approved for both the new sales facility and the additional sales lot in 1990.

The current development plan for the site by Carmax involves overlaying the asphalt surface and leaving the existing curb in place. The original zoning case calls for ornamental plantings outside of the utility easements, however the plan approved in 1990 shows landscaping both within the parking area and in the easements (which have expanded since the original 1987 zoning case was approved). To meet current landscaping requirements and work around the utility easements, an additional tree will be placed in the sales lot adjacent to the right of way and a modification to the current requirement for landscaping will be installed. Landscape “J” is required along Midlothian Turnpike. Because the entire setback is a utility easement, to meet this requirement small trees will be planted in lieu of large trees and the required double row of evergreen shrubs will be planted. This is similar to the existing conditions and is acceptable to the Utility Department. Two (2) additional trees will be planted to make up the difference in size between large and small trees. They may be planted in line with the other small trees or planted in the right of way between the existing Armstrong Maples. If planted in the right of way a permit from VDOT is required.

CONCLUSIONS

This site has many restrictions along its frontage that limit the ability to plant landscaping, however the applicant has worked with staff to achieve a finished product that meets current code requirements where possible and provides supplemental plantings as well.

Staff recommends approval of this landscape plan as submitted.



04PR0263
CAR MAX



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BORN OF ALL PARKING LOT TREES ARE REQUIRED TO BE
LARGE SHADE TREES

**PERIMETER REQUIREMENTS
AS LABELLED ON PLAN**

0' 30' 40' 80' NORTH

04PRO263-1